

From: David Dutton
Sent: Monday, February 12, 2024 5:25 PM
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: Planning application 70368 1 Ferngrove House

Hi Dean

Thank you for consulting the GMEU

Summary

Further bat surveys are recommended prior to determination.

Bats

A valid bat assessment has been provided. This has assessed the building as moderate risk due to the presence of hanging tiles on the gable of the property which would require removal. I agree with the recommendations of the report as hanging tiles are known to provide bat roosting opportunities.

Current guidance states it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development is established before the planning permission is granted otherwise all relevant material considerations may not have been addressed in making the decision (UK Government Guidance within the ODPM Government Circular 06/2005).

I therefore recommend that prior to determination at least two dusk survey are carried out and the findings supplied to and agreed in writing by the LPA

Nesting Birds

The building may also provide opportunities for nesting birds. As part of the bat surveys any evidence of nesting birds should also be recorded.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain

Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development site appears to lack vegetated habitat, with wildlife issues restricted to bats and nesting birds. The development would appear to be exempt from biodiversity net gain requirements due to the development site resulting in the loss of less than 25sqm of vegetation.

Dependent on the findings of the additional bat and bird survey, mitigation and enhancement can likely be achieved on the site.

David Dutton

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Planning

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Place

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